



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-003

Date Received: 9 JAN. 2015

Commission/Civic: VIC VILLAGE

Existing Zoning: _____

Application Accepted by: HF

Fee: \$1900-

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections.

The variance is to reduce the maximum required sideyard from 16' to 11' (a reduction of 5'). The variance is to section 3333.22 of the Columbus Zoning Code.

LOCATION

1. Certified Address Number and Street Name 116 Starr Avenue

City Columbus

State Ohio

Zip 43201

Parcel Number (only one required) 010-016508

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Snyder-Barker LLC

Address 29 W. 3rd Avenue

City/State Columbus, Ohio

Zip 43201

Phone # 746-5858

Fax # _____

Email _____

PROPERTY OWNER(S):

Name Ashton Place TH 2 LLC

Address 29 W. 3rd Avenue

City/State Columbus, Ohio

Zip 43201

Phone # 746-5868

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC

Address 37 West Broad Street, Suite 460

City/State Columbus, Ohio

Zip 43215

Phone # 221-4255

Fax # 221-4409

Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Snyder-Barker LLC By: *Jackson B. Reynolds*

PROPERTY OWNER SIGNATURE Ashton Place TH 2 LLC By: *Jackson B. Reynolds*

ATTORNEY / AGENT SIGNATURE *Jackson B. Reynolds*

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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116 WEST STARR
AVENUE

Parcel ID

010-016508-80

Map Routing Number

010-A056 -022-80

Owner

ASTON PLACE TH2

[Click owner name for additional information](#)

Owner Information

Owner

ASTON PLACE TH2 LLC

29W 3RD AVE

COLUMBUS OH 43201

[If the address above is incorrect - Click Here](#)

Tax Bill Mailing Info

ASTON PLACE TH2 LLC

29 W 3RD AVE

COLUMBUS OH 43201

[To change mailing information ONLY - Click Here](#)

Legal Description

130-132 STARR AVE

BRYAN

80.16'WL SE LOTS 2-7



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AFFIDAVIT

BZA15-003
116 WEST STARR
AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 116 Starr Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Ashton Place TH 2 LLC
29 W. 3rd Avenue
Columbus, OH 43201

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Snyder-Barker LLC
746-5858

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Victorian Village Area Commission
c/o James Goodman
50 West Gay Street
Columbus, OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
See attached sheet

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of JANUARY, in the year 2015

SIGNATURE OF NOTARY PUBLIC



Notary Public, State of Ohio
My Commission Expires 09-04-2015

(8)

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STATEMENT OF HARDSHIP

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116 WEST STARR
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APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The special circumstances in this case is that the lot in question relatively small but large for the area as the development is a infill project in the Victorian Village area. Very few if any of the housing stock in the area meets the developments found in the underlying zoning districts given that the units were built prior to the adoption of the Columbus Zoning Code. The request is to reduce the maximum required sideyard by 5' (from 16' to 11'). The requested reduction is minor and would be recognizable in the area given the existing stock of housing and their relationship with what is currently required under the Columbus Zoning Code. The granting of the variance will not be injurious to neighboring properties nor will it be contrary to the public interest nor the intent of the Columbus Zoning Code.

Signature of Applicant _____

John B. Reynolds

Date _____

11/6/15

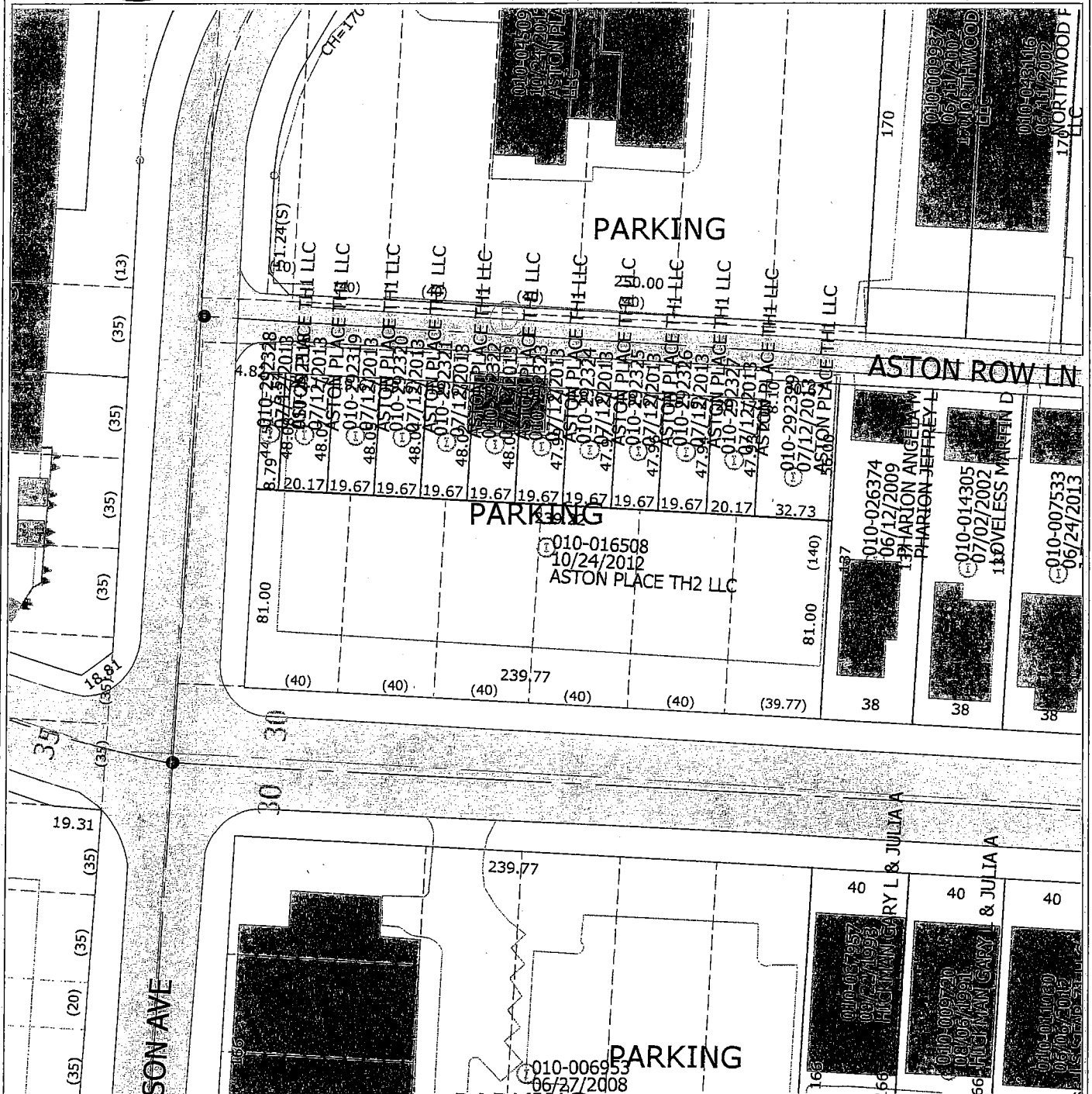
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/25/14



Disclaimer

Scale = 60



This map is prepared for the real property inventory within the survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancy.

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eds,
s map.

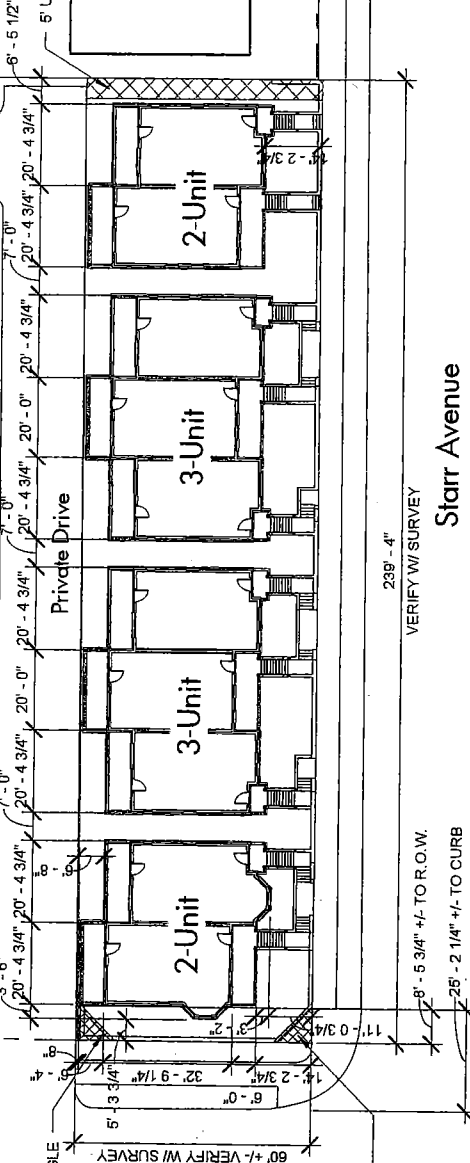
Real Estate / GIS Department

Dennison Avenue

Proposed Townhomes
WC Approved

CLEAR
VISION
TRIANGLE

CLEAR
VISION
TRIANGLE



Starr Avenue

Proposed Site Plan

**SNYDER
BARKER**
Real Estate Investment & Development

Starr Avenue Residences
Snyder Barker Investments
2014.07.21

BZA15-003
**116 WEST STARR
AVENUE**

**SULLIVAN BRUCK
ARCHITECTS**



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Ashton Place TH 2 LLC

29 W. 3rd Avenue, Columbus, OH 43201

Snyder-Barker LLC

29 W. 3rd Avenue, Columbus, OH 43201

SIGNATURE OF AFFIANT

Jackson B. Reynolds, III

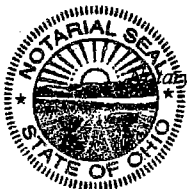
Subscribed to me in my presence and before me this 10th day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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